



Herne Hill, SE24 | Guide Price £500,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

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# In General

- Chain Free
- Open plan living/kitchen
- Two bedrooms
- Shower room
- Indoor/outdoor balcony
- Close to Herne Hill railway
- Brockwell Park accessible
- Central Herne Hill location
- Communal bike store

# In Detail

Offered to the market Chain Free. We are delighted to bring to the market this purpose built two double bedroom flat in central Herne Hill.

The property is immaculately presented and there is engineered wood flooring throughout the entire flat. The spacious reception room has ample space for a table & chairs, full height & width sliding doors lead to a private 'Winter Garden', ideal for al fresco dining.

The open plan kitchen offers a modern range of wall & base units with a large granite worktop, integrated dishwasher, washing machine, gas hob and electric oven. There is a large double cupboard in the hallway providing storage. There are two double bedrooms, and the shower room has a walk-in cubicle.

The property further benefits from having a communal bike store and a recently fitted electric boiler.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to Brockwell Park with its lido & cafe.

Immediate viewings are recommended.

EPC: C | Council Tax Band: C | Lease: 107 years remaining | SC: £2,294 | GR: £400 | BI: TBC



# Floorplan

## Herne Hill, SE24

Approximate Gross Internal Area  
59.3 sq m / 638 sq ft



### First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		75	77
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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